MARIN EMERGENCY RADIO AUTHORITY

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MEMORANDUM

DATE: January 12, 2006

TO: MERA Board of Directors

FROM: Martin J. Nichols, Executive Officer

SUBJECT: AGENDA ITEM **E1**: MARTINELLI LEASE STATUS REPORT

I have concluded discussions with the Martinelli family for a lease of a site on their Bolinas ranch to relocate our Bolinas area emergency radio site.

A copy of the proposed lease is attached. This lease must be reviewed with the Martinelli family.

The basic terms are as follows:

a) Rent - $2,500 per month
b) Increase – Annual Bay Area CPI
c) Term – 20 years
d) Power to the site must be underground

The following facilities will be located on an approximately 2,000 square feet leasehold:

- One 10'x15' single story telecommunications shelter
- One 35-foot monopole
- One 4-foot diameter microwave dish mounted on the monopole at 13-feet height
- Two, two-way radio omni-directional antennas on the monopole
- One 45KW diesel fueled generator with internal fuel tank

In addition, the site will be fenced by chain-link fencing, a small PG&E transformer will be mounted within the leased area and approximately eight new bushes will be planted for visual mitigation purposes.
No telephone services are required. PG&E power will be provided underground from an existing pole approximately 3,900-feet away.

Estimated Construction Costs

We will not know the project costs until Motorola provides us with a change order. The following estimate is based on costs at Mt. Tiburon. The electronic equipment is already in our Motorola contract.

a)	Site Improvements	$365,000
b)	Microwave Connection	150,000
c)	Trenching	195,000
d)	Other Costs	40,000
	TOTAL	$750,000

Because the telephone lines come from another direction and would require a second and longer trench (and the ongoing line monthly charges) we are recommending a microwave link at $150,000 as a less costly alternative.

Last year, your Board approved a cost sharing formula for the Bolinas area site that provides for MERA paying one-third of the new costs and the Bolinas Fire Protection District and the County sharing this remaining two-thirds of the cost.

New costs to underground power and provide for a microwave connection have increased the project estimate from the earlier estimate of $389,000 to $750,000.